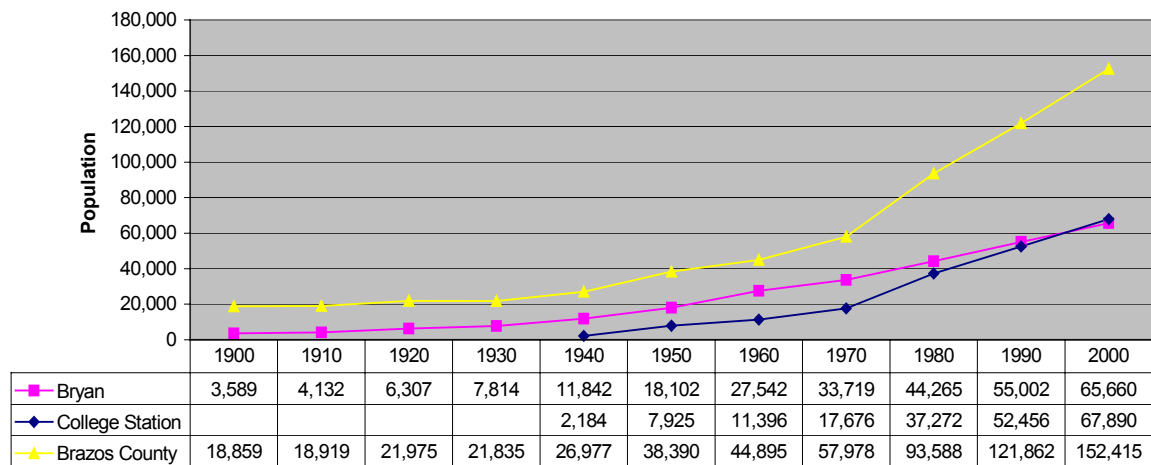

Population

Since the incorporation of College Station in 1938, the City's growth and development has paralleled that of the University. Significant changes on campus in the 1960s and 70s contributing to the exploding enrollment of Texas A&M include desegregation, the integration of women, and non-compulsory membership in the Corps of Cadets. The entire region experienced slower growth during the 80s as the economy slowed during the oil bust. Continued enrollment growth of TAMU and Blinn College, the emergence and expansion of business, industry and tourism related to presence of TAMU contributed significantly to rapid growth in the 90s. Despite recent economic slowing, population trends appear to be continuing in this pattern.

Figure 1: Comparison of Historical Populations, 1900- 2000



Source: U.S. Census Bureau & The Handbook of Texas Online

Analysis of the local population trends shown above shows that College Station surpassed the population of Bryan for the first time to become the largest city in the county. College Station's rate of population growth has varied since 1940; however, the population growth rates between decennial periods have never been below 29.4%. For the period 1940-1950, the population increased by approximately 262%.

Student Population. "College Station" implies a collegiate influence. Texas A&M University and to a lesser extent, Blinn College in Bryan, have a tremendous impact upon the community. Following Texas A&M's transition from an all-male, military institution, the school's population as well as that of the entire area increased significantly.

Table 1: Student Enrollments

Year	TAMU	Blinn
1960	7,221	
1970	14,316	
1980	33,499	
1986	36,751	
1987	39,079	
1988	39,163	
1989	40,492	
1990	41,171	
1996	38,650	6,925
1997	38,243	7,323
1998	40,113	7,531
1999	43,442	7,984
2000	44,026	8,649
2001	44,618	9,180
2002	45,083	

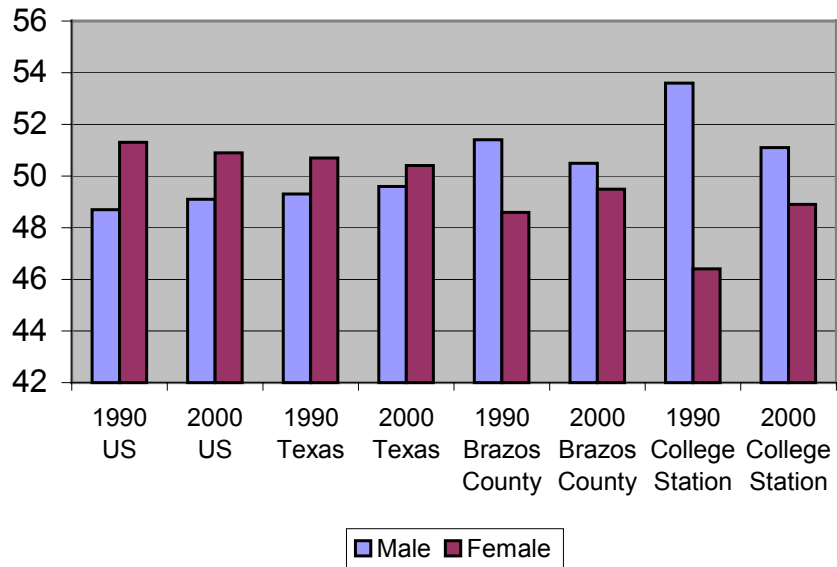
Source: TAMU & Blinn College

The table below shows populations trends at the two institutions. The table is not intended as a comparison but represents the additional impact students have on the community. As a two-year college, Blinn attracts many students who transfer into Texas A&M or elect to be enrolled at both Blinn and A&M through dual enrollment programs.

Nearly 10,000 students live on-campus in dormitories. The remaining students live off-campus. Increasing employment and economic activity is being generated through the University's Research Park, athletic programs, and residual benefits to business and industry of locating near the campus. Functions associated with the George Bush Presidential Library, Museum and Bush School of Public Affairs continue to expand opportunities.

Age and Gender. Due to various unique factors, College Station has more males than females. Typically, as exhibited in the chart below, females slightly outnumber males due primarily to higher life expectancies of females. In College Station, males outnumber females by 1,250.

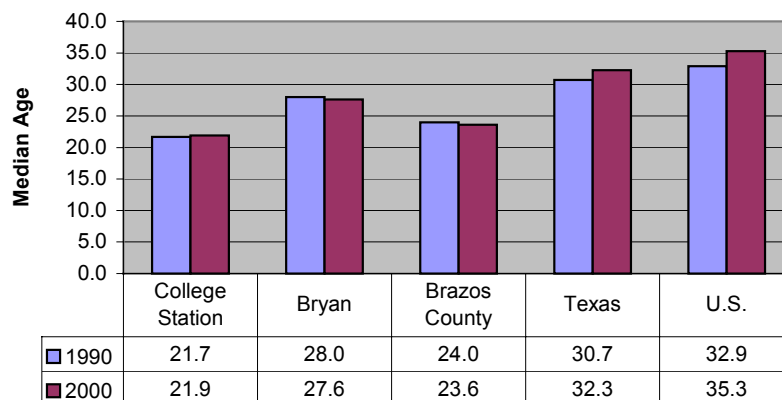
Figure 2: Census 2000 Gender Distribution



Source: U.S. Census Bureau

Various factors influence a place's median age as well as including life expectancy and birth rates. The median age in College Station is strongly influenced by the proportion of the students attending Texas A&M and Blinn. The increase in median age from 1990 to 2000 is the result of not only the national trend of increasing longevity but also more so increasing economic opportunity to retain or attract recent graduates. Many employers have located or expanded in the Bryan-College

Figure 3: Median Age Comparisons 1990-2000

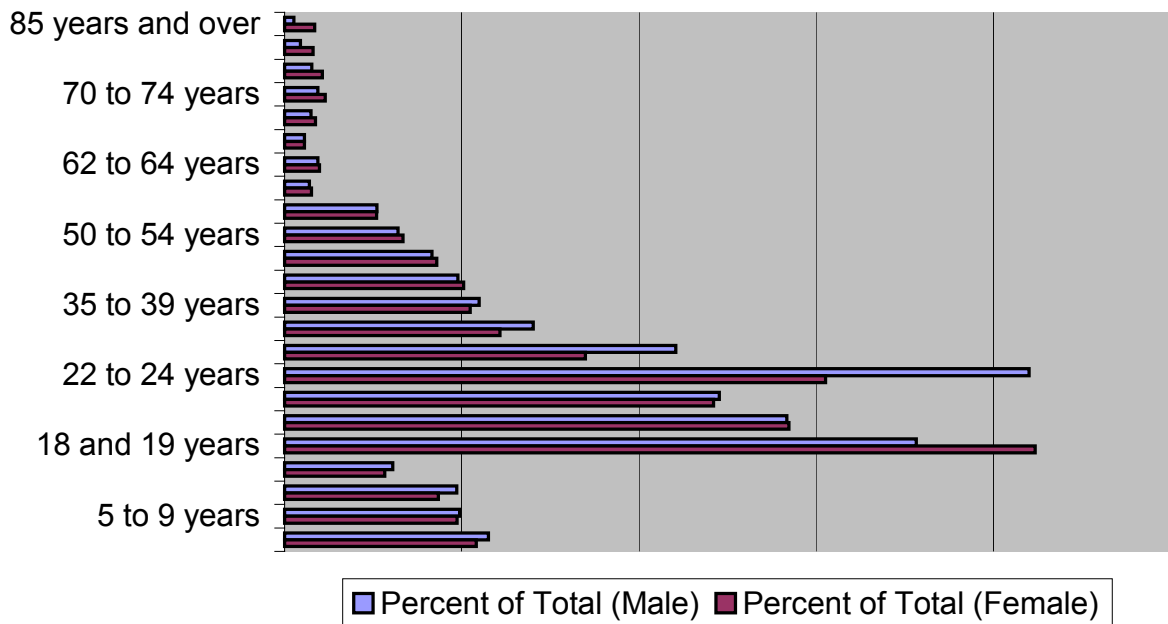


Source: U.S. Census Bureau

Station area in recent years and are acting to retain recent college graduates, many of whom were interning or working part time for the same employer while attending school. Still others are choosing to return to Aggieland for their retirement years.

Both of the above trends are evident in the modified population pyramid show below. College Station shows a spike in the population of the traditional college age. Females substantially outnumber males in the 18 to 20 year old cohort and the reverse is true of the 20-24 year cohort.

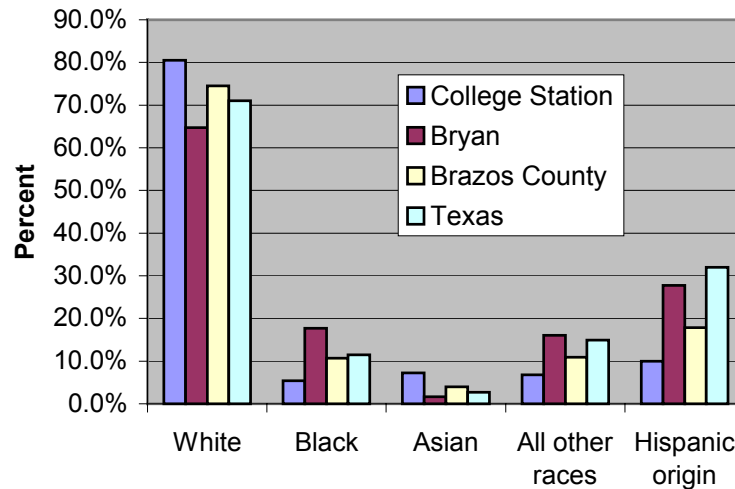
Figure 4: Age and Gender



Source: U.S. Census Bureau

Race. College Station is comparatively less diverse than Texas as a whole. While there is a higher ratio of white population, the same is true of Asian population. College Station has a lower proportion of Blacks, Hispanics and persons of all other races than Bryan, Brazos County and the State.

Figure 5: Race and Ethnicity (2000)



Source: U.S. Census Bureau

The proportion of race/ethnic distribution is generally unchanged in College Station from 1990 to 2000. However, all experienced significant population growth. The table below compares the minority population trends from 1990 to 2000 and shows the percent change for the same period. The population groups that experienced the highest rates of growth are American Indians and Native Hawaiian Pacific Islander segments. The 2000 Census also reflects 1,282 persons (1.9%) as being of two or more races.

Table 2: Race in College Station, 1990 - 2000

Race/ Ethnicity	1990	2000	Numerical Change	Percent Change
White	43,520	54,673	11,153	25.6%
Black	3,293	3,698	405	12.3%
AIAN	108	206	98	90.7%
Asian	3,399	4,951	1,552	45.7%
NHPI	29	44	15	51.7%
Other	2,107	3,036	929	44.1%
Hispanic	4,679	6,759	2,080	44.5%

Source: U.S. Census Bureau

Household Characteristics

Overall demographic trends indicate the population is proportionately older as exhibited in the previous section. The changing composition of the College Station community may also be seen through a comparison of household characteristics from 1990 to 2000 as indicated in the table below.

Table 3: Households, 1990 2000

Type	1990		2000	
	Number	Percent	Number	Percent
Total Households	17,878	100.0%	24,691	100.0%
Family households	7,529	42.1%	10,368	42.0%
With own children under 18 years	3,197	17.9%	5,192	21.0%
Married-couple family	5,882	32.9%	7,954	32.2%
With own children under 18 years	3,202	17.9%	4,043	16.4%
Female householder, no husband present	1,980	11.1%	1,678	6.8%
With own children under 18 years	678	3.8%	967	3.9%
Nonfamily households	10,349	57.9%	14,323	58.0%
Householder living alone	4,770	26.7%	6,691	27.1%
Householder 65 years and older	356	2.0%	589	2.4%
Households with individuals under 18 years	N/A	N/A	5,477	22.2%
Households with individuals 65 years and over	N/A	N/A	1,665	6.7%
Average household size	2.31		2.32	
Average family size	N/A		2.98	

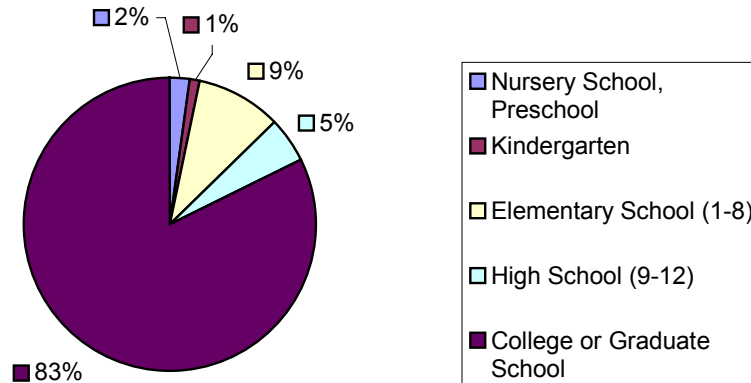
Source: U.S. Census Bureau

Education

Enrollment

In College Station, education is a focal point. Over four-fifths of the students are enrolled in college. Enrollments at Texas A&M University and Blinn College in Bryan continue to increase each year. Public primary and secondary education is provided through College Station Independent School District.

Figure 6: School Enrollment (2000) in College Station



Source: U.S. Census Bureau

Educational Attainment. The table below compares educational attainment among College Station residents in 1990 and 2000. The percentage of persons with high school diplomas and associates and bachelor's degrees showed the most significant increases. While the number of residents with graduate or professional degrees increased by 1,635 persons or 31.1%, the overall percentage of persons over 25 years of age increased nearly 39 percent.

Table 4: Education Attainment in College Station, 1990-2000

Educational Attainment	1990		2000	
	Number	Percent	Number	Percent
Total residents over Age 25	16,788	100%	23,301	100%
Less than 9th grade	412	2.5%	485	2.1%
9th to 12th grade, no diploma	634	3.8%	953	4.1%
High school graduate	1,747	10.4%	2,845	12.2%
Some college, no degree	3,359	20.0%	4,323	18.6%
Associate degree	745	4.4%	1,156	5.0%
Bachelor's degree	4,634	27.6%	6,647	28.5%
Graduate or professional degree	5,257	31.3%	6,892	29.6%
Percent high school graduate or higher		93.8%		93.8%
Percent bachelor's degree or higher		59.9%		58.1%

Source: U.S. Census Bureau

Again, due to the influence of Texas A&M University, College Station is a highly educated community/workforce when compared to Brazos County and the State of Texas. In 2000, College Station posted a lesser percentage of persons with or without high school diplomas, but significantly higher ratios of persons with college degrees. For persons with some college but no degree and associates degrees, College Station is generally in sync with the County and the State.

Table 5: Regional Comparison of Educational Attainment

Educational Attainment	College Station	Brazos County	Texas
Less than 9th Grade	2.1%	7.8%	11.5%
9th to 12th grade, no diploma	4.1%	10.8%	12.9%
High school graduate	12.2%	20.1%	24.8%
Some college, no degree	18.6%	19.7%	22.4%
Associate degree	5.0%	4.5%	5.2%
Bachelor's degree	28.5%	19.7%	15.6%
Graduate or professional degree	29.6%	17.3%	7.6%
Percent high school graduate or higher	93.8%	81.3%	75.7%
Percent bachelor's degree or higher	58.1%	37.0%	23.2%

Source: U.S. Census Bureau

Nativity and Place of Birth. In College Station, 88.9 percent of the total population is considered native, having been born a citizen of the U.S. in Texas, another state or outside of the U.S. The remaining 11.1 percent are foreign born. Since 1990, there has been a 58.1 percent increase in the number of foreign-born persons living in College Station. In 1990, 90.9 percent of the total population was considered native and 9.1 percent were foreign-born. The table below compares the ratio of native and foreign born populations in College Station, the MSA and Texas.

Evaluation of this data reflects a strong correlation to the presence of TAMU. The university, particularly in recent years, has had tremendous success attracting international students and faculty.

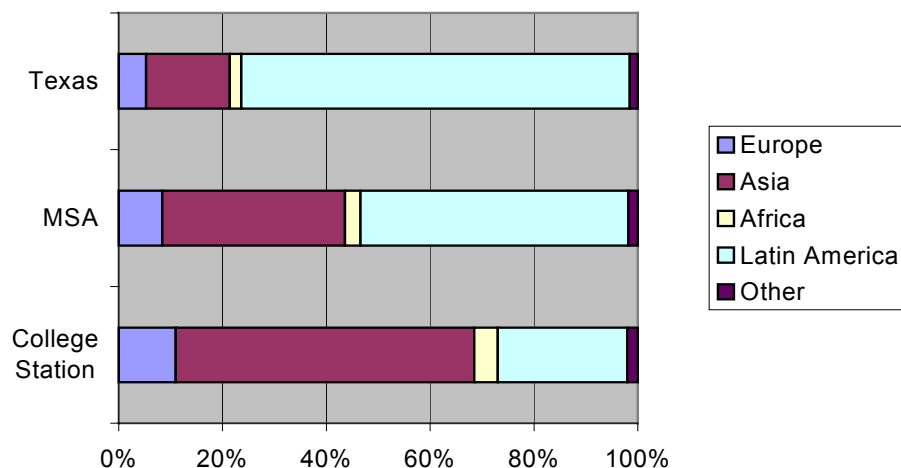
Table 6: Nativity and Place of Birth

	College Station	Bryan-College Station MSA	Texas
Native	88.9%	89.7%	86.1%
Born in the United States	87.7%	88.8%	85.0%
State of residence	62.8%	67.7%	62.2%
Different state	24.9%	21.1%	22.8%
Born outside the United States	1.2%	0.9%	1.1%
Foreign born	11.1%	10.3%	13.9%
Entered 1990 to March 2000	7.6%	6.4%	6.4%
Naturalized Citizen	2.4%	2.2%	4.4%
Not a citizen	8.7%	8.1%	9.5%

Source: Census 2000

Where the foreign born population statewide is overwhelmingly of Latin American origin, the majority of the foreign born population in College Station is from Asian countries. According to the Census Bureau, in the U.S. of the total foreign-born population, 51 percent is from Latin America, 25.5 percent is from Asia and 15 percent is from Europe.

Figure 7: Region of Birth of Foreign Region



Source: Census 2000

Annexation. Cities annex additional territories for various reasons, among them are:

- To secure/stabilize tax base and other revenue sources
- To provide areas for future growth
- To assert zoning or other regulatory control
- For defensive purposes, typically in response to a perceived threat
- To adjust or clarify boundaries.

The following chart shows the progressive expansion of College Station since incorporation in 1938.

Table 7: Area of College Station, 1938 - Present

Year	Area of College Station (Square Miles)
1938	1.9971
1940	2.5059
1950	2.7926
1960	6.3359
1970	16.6152
1980	24.0018
1990	29.7547
2000	40.6929
2002	47.2182

Source: College Station GIS

Population estimates. Population estimates are generated periodically based on new residential development activity minus any residential demolitions that may have occurred. College Station accounts for approximately half of the population growth in Brazos County since 2000, according to the estimates available through the Texas State Data Center.

Table 8: Population Estimates in Brazos County since April 1, 2000

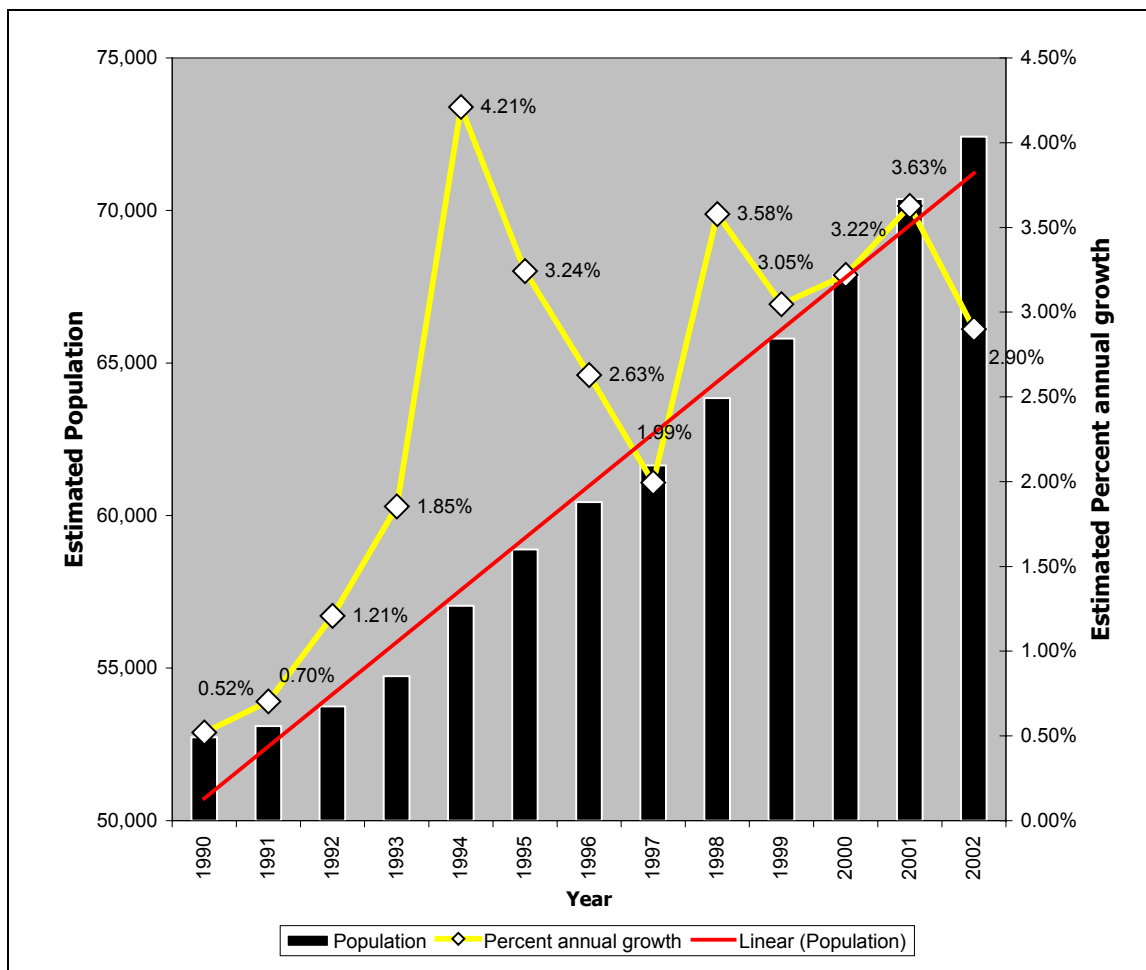
Place	2000 Census Count	Population Estimate Jan 1, 2002	Numerical Change 00-02	Percent Change 00-02
College Station	67,890	70,607	2,717	4.0%
Bryan	65,660	66,754	1,094	1.7%
Brazos County	152,415	156,765	4,350	2.9%

Source: Texas State Data Center & CSLRP

The Long Range Planning Division also publishes monthly population estimates for various purposes. The most recent population estimates for College Station now exceed 73,000 persons, and both Texas A&M University and Blinn College posted

record enrollments this fall. The percent of growth appears to have slowed to a healthier rate, under three-percent. Despite enrollments, the proportion of students to the general population is decreasing as the community continues to attract new jobs and older demographics.

Figure 2: Estimated Population Growth in College Station, 1990-2002



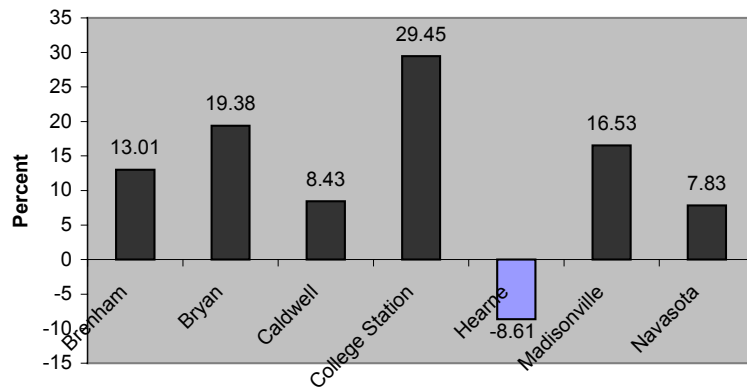
Source: CS Long Range Planning

Regional Role. College Station's geographic situation in Central Texas will continue to play an important role in the future of the Brazos Valley. Bryan/College Station is within approximately 180 miles or a 3-hour drive of 80 percent of the State's population. Texas has exceeded New York as the country's second most populous state. Combining the population of College Station and Bryan would result in the 17th largest city in Texas at 133,550 (2000) placed between Brownsville and Grand Prairie. Yet Bryan-College Station remains the largest community without direct Interstate Highway access in Texas. Many strides have been made toward improving regional mobility in recent years improving State Highways to four-lane divided highways.

For the period 1990 - 2000, Texas' rate of growth was nearly 23 percent, placing it among the fastest growing state populations.

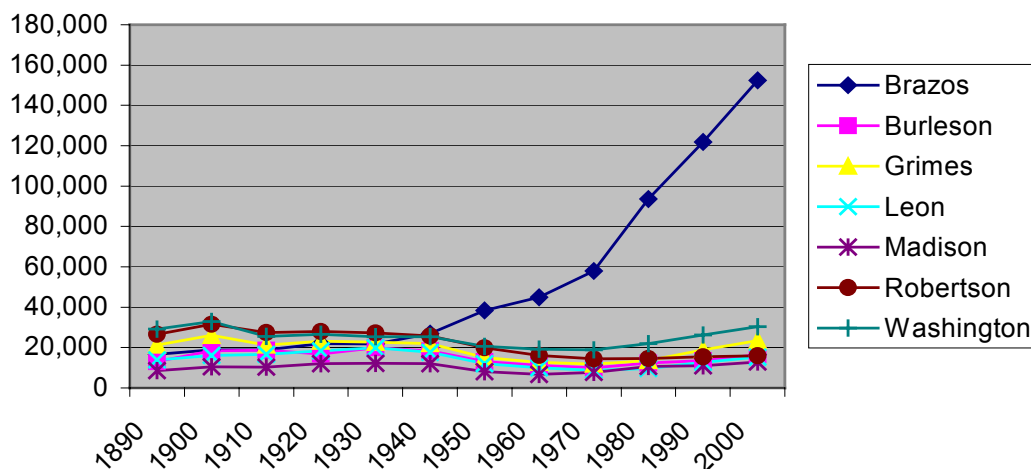
Prior to 1940, each of the counties in the Brazos Valley was on equal footing according to population. The 1940 Census revealed the first indication that Brazos County would emerge to lead the region. This Census was also noteworthy, as it was the first time the students attending college were enumerated at their college residence.

Figure 3: Growth Rates for Brazos Valley Cities, 1990-2000



Source: Texas State Data Center

Figure 4: County Population in the Brazos Valley



Source: Brazos 93 Project & U.S. Census Bureau

Regional Population Estimates

The Texas State Data Center publishes population estimates for geographic levels in Texas. The table below demonstrates that population growth in the Bryan/College Station area since 2000 continues to outpace much of the state.

Table 1: Population Estimates for Councils of Government since April 1, 2000

Council of Government (COG)	2000 Census Count	Population Estimate Jan 1, 2002	Numerical Change 00-02	Percent Change 00-02
Capital Area	1,346,833	1,428,551	81,718	6.1%
South Texas	264,177	277,476	13,299	5.0%
North Central Texas	5,309,277	5,557,320	248,043	4.7%
Lower Rio Grande Valley	924,772	967,926	43,154	4.7%
Houston-Galveston	4,854,454	5,013,590	159,136	3.3%
<i>State of Texas</i>	<i>20,851,820</i>	<i>21,518,555</i>	<i>666,735</i>	<i>3.2%</i>
Alamo Area	1,807,868	1,857,448	49,580	2.7%
Central Texas	374,518	384,588	10,070	2.7%
Texoma	178,200	182,411	4,211	2.4%
Brazos Valley	267,085	273,208	6,123	2.3%
East Texas	745,180	759,903	14,723	2.0%
Middle Rio Grande	154,381	157,260	2,879	1.9%
Rio Grande	704,318	717,261	12,943	1.8%
Heart of Texas	321,536	326,973	5,437	1.7%
Deep East Texas	355,862	361,181	5,319	1.5%
Golden Crescent	183,905	186,537	2,632	1.4%
Panhandle	402,862	405,110	2,248	0.6%
South Plains	377,871	379,929	2,058	0.5%
Coastal Bend	549,012	551,986	2,974	0.5%
Ark-Tex	270,468	271,693	1,225	0.5%
South East Texas	385,090	386,022	932	0.2%
Nortex	224,366	224,519	153	0.1%
Concho Valley	148,212	148,128	-84	-0.1%
West Central Texas	324,901	324,508	-393	-0.1%
Permian Basin	376,672	375,027	-1,645	-0.4%

Source: Texas State Data Center

The Bryan-College Station Metropolitan Statistical Area (MSA) consists of Brazos County. The Bryan-College Station MSA ranks as the second fastest growing MSA with a population less than 200,000.

Table 2: Population Estimates for MSAs since April 1, 2000

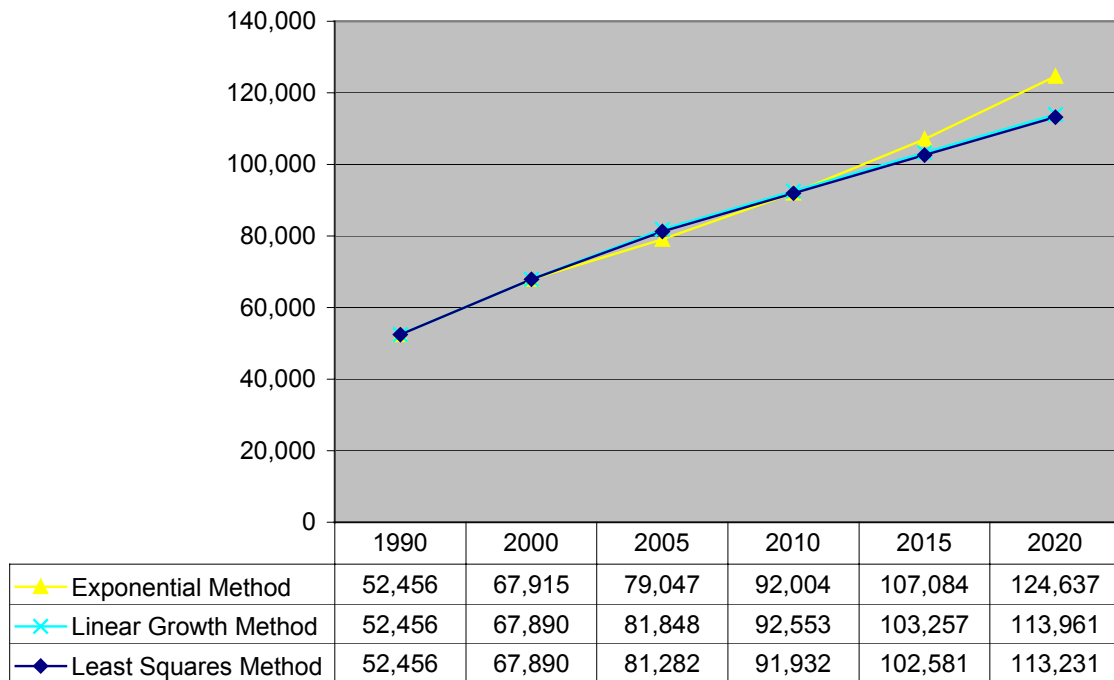
MSA	2000 Census Count	Population Estimate Jan 1, 2002	Numerical Change 00-02	Percent Change 00-02
Austin-San Marcos	1,249,763	1,327,176	77,413	6.2%
Laredo	193,117	204,375	11,258	5.8%
McAllen-Edinburg-Mission	569,463	599,309	29,846	5.2%
Dallas**	3,519,176	3,694,780	175,604	5.0%
Ft. Worth-Arlington**	1,702,625	1,772,546	69,921	4.1%
Brownsville-Harlingen-San Benito	335,227	348,374	13,147	3.9%
Brazoria*	241,767	250,761	8,994	3.7%
Houston*	4,177,646	4,317,853	140,207	3.4%
<i>State of Texas</i>	<i>20,851,820</i>	<i>21,518,555</i>	<i>666,735</i>	<i>3.2%</i>
Galveston-Texas City*	250,158	257,350	7,192	2.9%
Bryan-College Station	152,415	156,765	4,350	2.9%
Tyler	174,706	179,579	4,873	2.8%
San Antonio	1,592,383	1,635,942	43,559	2.7%
Killeen/Temple	312,952	321,118	8,166	2.6%
Sherman/Denison	110,595	112,956	2,361	2.1%
Victoria	84,088	85,721	1,633	1.9%
El Paso	679,622	692,415	12,793	1.9%
Amarillo	217,858	221,563	3,705	1.7%
Waco	213,517	216,517	3,000	1.4%
Lubbock	242,628	245,945	3,317	1.4%
Longview-Marshall	208,780	211,559	2,779	1.3%
Texarkana	89,306	90,078	772	0.9%
Corpus Christi	380,783	383,011	2,228	0.6%
Wichita Falls	140,518	141,133	615	0.4%
Beaumont-Port Arthur	385,090	386,022	932	0.2%
Midland-Odessa	237,132	237,494	362	0.2%
Abilene	126,555	126,692	137	0.1%
San Angelo	104,010	104,114	104	0.1%

Source: Texas State Data Center & CS Long Range Planning

Population Projections

Various agencies/entities publish population projections for the Bryan/College Station area, including the City of College Station. Despite the recent and ongoing economic downturn of the national and state economy, few negative affects have been noted locally with particular note to population growth and construction activity.

Figure 5: College Station Population Projections



Source: COCS Long Range Planning Division
